



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, NOVEMBER 12, 2020
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

Pursuant to Executive Order N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Commission and agency staff will not be required to attend this meeting in person. Commissioners and staff may participate in this meeting by teleconference.

The Planning Commission Hearing Room will be open to in-person attendance. To remain in compliance with the state's public health guidance, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>.

Public comment for the Planning Commission during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/94334537431> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 943 3453 7431.

Citizens who wish to comment can also call 530-886-1810 to sign up for public comment prior to the meeting. Commenters that are signed up will receive a call-back prior to the Chair calling for public comment on the item and will be allowed to comment during public comment on the item. Sign-ups for Public Comment through 530-886-1810 will be accepted starting at the posting of this agenda but will close at the start of the meeting.

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE

PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 a.m. FLAG SALUTE

ROLL CALL: Anders Hauge, District 5 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Nathan Herzog, District 2 (Secretary); Samuel Cannon, District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; Wayne Nader, At-Large West of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT: Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

CONSENT AGENDA: All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

**1) 10:05 a.m. AMAZING FACTS MINISTRY GATED ENTRY
MINOR USE PERMIT MODIFICATION (PLN20-00207)**

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Michael Moreland on behalf of Amazing Facts Inc., for approval of a Minor Use Permit Modification to add gates to the entries of the existing Amazing Facts Ministry site including an electric gate located at the west main entrance and a manual gate located at the north secondary entrance. The Planning Commission will consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction or conversion of small structures).

Project Location: 6615 Sierra College Boulevard, between Night Watch Drive and Ridge Park Drive in the Granite Bay area

APN: 046-050-010-000

Total Acreage: Approximately 21.8 acres

Zoning: F-B-X 20 ac. min. (Farm, combining minimum Building Site of 20 acres minimum)

Community Plan Area: Granite Bay Community Plan

Applicant: Michael Moreland on behalf of Amazing Facts Inc.

County Staff: Planning Services – Delanie Farnham, Associate Planner (530) 745-3187 or dfarnham@placer.ca.gov

2) 10:15 a.m. **CROWLEY SETBACK VARIANCE**
APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A VARIANCE
(PLN20-00002)

STATUTORY EXEMPTION

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider an appeal filed by Corrin and Rick Crowley of the Zoning Administrator's August 20, 2020 denial of a Variance to allow (1) a 651 square foot agricultural building to be 30 feet from the centerline of a canal where 100 feet from the centerline of a canal is normally required; (2) a 651 square foot agricultural building to be 10 feet from the side property line where 30 feet is normally required; (3) a 1,600 square foot agricultural building to be 65 feet from the centerline of a canal where 100 feet from the centerline of a canal is normally required, and (4) a 1,600 square foot agricultural building to be 5 feet from the side property line where 30 feet is normally required. The Planning Commission will also consider a finding of Statutory Exemption in accordance with Section 15270 of the California Environmental Quality Act Guidelines and Section 18.36.010 (G) of the Placer County Environmental Review Ordinance (projects which are disapproved).

Project Location: 5710 Johnson Drive in the Lincoln area

APN: 026-072-036-000

Total Acreage: Approximately 20 acres

Zoning: F-B-X-20 (Farm, combining minimum Building Site of 20 acres)

Community Plan Area: Placer County General Plan

Applicant: Rick and Corinn Crowley, Property Owners

County Staff: Planning Services – Amy Rossig, Associate Planner (530) 745-3067 or arossig@placer.ca.gov.

3) 10:40 a.m. **MATRANGA VARIANCE**
APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A VARIANCE
(PLN20-00142)

STATUTORY EXEMPTION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider an appeal filed by Phillips Land Law, Inc. of the Zoning Administrator's August 20, 2020 denial of the Matranga Variance. The applicant seeks a Variance to exceed the established 36-foot maximum height limit for structures located within the Farm zone district to allow for an existing horse arena with a height of 44-feet 2-inches above grade. The Planning Commission will also consider a finding of Statutory Exemption in accordance with Section 15270 of the California Environmental Quality Act Guidelines and Section 18.36.010 (G) of the Placer County Environmental Review Ordinance (projects which are disapproved).

Project Location: 7951 Wise Road, in the Auburn area

APN: 031-370-012-000

Total Acreage: Approximately 9.8 acres

Zoning: F 4.6 (Farm, combining a minimum Building Site of 4.6 acres)

Community Plan Area: Auburn / Bowman Community Plan

Applicant: Kris Steward and George Phillips, Phillips Land Law, Inc, on behalf of the property owner, Gary Matranga

County Staff: Planning Services – Bennett Smithhart, Associate Planner (530) 745-3039 or bsmithha@placer.ca.gov.

4) 11:40 a.m. **TAHOE BASIN AREA PLAN – HOUSING-RELATED AMENDMENTS**
TAHOE BASIN AREA PLAN AMENDMENT (PLN20-00249)

STATUTORY AND CATEGORICAL EXEMPTIONS

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from the Placer County Planning Services Division to consider a recommendation to the Board of Supervisors to amend Parts 1, 3 and 4 of the Placer County Tahoe Basin Area Plan (TBAP), and Chapter 1, 2 and 3 of the TBAP Implementing Regulations to bring the TBAP into conformance with California housing law for accessory dwelling units (ADUs), and provide opportunities for a greater variety of multi-residential housing types. The Planning Commission will consider providing a recommendation to the Board of Supervisors on a finding of Exemption pursuant to Public Resources Code sections 21080.17 and 21080.50 and CEQA Guidelines Sections 15061(b), 15282(h), 15301, 15303, and 15305.

Project Area: 46,162 acres (72.1 square miles) and includes the communities of California North Stateline, Kings Beach, Tahoe Vista, Carnelian Bay, Dollar Point, Tahoe City, Sunnyside, Homewood, and Tahoma

Community Plan Area: Tahoe Basin Area Plan

Applicant: Placer County Planning Services Division

County Staff: Planning Services Division – Patrick Dobbs, Senior Planner (530) 889-6837 or pdobbs@placer.ca.gov

5) 12:30 p.m. **PLACER COUNTY HOUSING ELEMENT REVIEW**
DRAFT PLACER COUNTY 2021-2029 HOUSING ELEMENT

STATUTORY EXEMPTION

ALL SUPERVISORIAL DISTRICTS

Conduct a Public Workshop and receive a presentation on the Draft Placer County 2021-2029 Housing Element. The purpose of the workshop is to receive comments from the public, and input and comment from the Planning Commission regarding the public review draft of the 2021-2029 Housing Element prior to submitting it to the Board of Supervisors and to the California Department of Housing and Community Development Department (HCD).

Project Area: Unincorporated Placer County

County Staff: Planning Services – Anne Marie Novotny, CDRA Housing Specialist; Jennifer Byous, Planning Division Supervising Planner; Devin McNally, CDRA Assistant Planner

CONSENT AGENDA:

A) [Approve Action Agenda of October 22, 2020 Planning Commission Meeting.](#)